

CEDAR CITY PLANNING COMMISSION
MINUTES

April 19th, 2022

The Cedar City Planning Commission held a meeting on Tuesday, April 19th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Councilman Craig Isom, Jennie Hendricks, Jill Peterson, Ray Gardner, Adam Hahn, John Webster

Members absent – Mary Pearson–Chair

Staff in attendance: City Attorney-Tyler Romeril, City Planner-Donald Boudreau, City Engineer-Jonathan Stathis, City Engineer-Christian Bennett, and Executive Assistant, Onjulee Pittser

Others in attendance: Natalie Bushnell, Steve Ashworth, Michael Platt, Brent Drew, Dallas Bucker, G’Ne Bartholomew

The meeting was called to order at 5:15 p.m.

ITEM/REQUESTED MOTION **LOCATION/PROJECT** **APPLICANT/PRESENTER**

I. Regular Items

Craig motioned to approve Adam as Chair Pro Tem; Jennie seconds; all in favor for unanimous vote.

1. Approval of Minutes (dated April 5th, 2022)
(Approval)

Craig motioned to approve the minutes from our last meeting; Jennie seconds; all in favor for unanimous vote.

2. PUBLIC HEARING

PUD - Vicinity (Recommendation)	1490 N. Main St. North Knoll PUD	Entrada Holdings Group LLC/Platt & Platt
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Mike Platt: The developer wants to move forward. We went through with the zone change about 6 months ago. It was rezoned to do what he wanted. There are some improvements that he knows need to be done on 1600 N. and be dedicated to the City. We’ll use the northern entrance and one on Main Street. This has been through City staff. **Craig:** How many units? **Mike:** 72 units. **Adam:** Is this over by Jones Paint & Glass? **Mike:** Yes. **Jon:** What’s to the East? **Jonathan:** A detention basin.

Christian: There’s a 6” dedicated fire line that comes from the west and an 8” stubbed out on the East. For this PUD they’ll have to use the 8” line because the North one is a dedicated fire line. They’ll need on site detention for this. There’s been flooding in this area. I’ve worked with the Fire Department and they’re ok with the hammerhead layout. There’s a master planned trail that runs along the South side of the property. **Craig:** What’s the hash marks at the North end? **Mike:** That will have to be dedicated to the City for a 50 or 66’ right-of-way to get that road complete. **Christian:** In the North section there’s a 66’ master planned road. **Mike:** The property line goes further, but that’s what he gives up to get the master planned road. **Adam:** Will you do on site detention later? **Mike:** Yes. Through civil plans.

Don: There’s a couple of spaces there. **Mike:** That’s open space area. For this vicinity plan it’s not required, but it’s always good to let the developer know that he has to do something.

doing to protect your people for water issues? **Adam:** I think your questions is how are we ensuring for development? Before the property is developed, water rights have to be deeded to the City. **Tyler:** When property comes in to be annexed into the City, they need to bring in water rights, or at final plat, they need to bring water rights or pay a water assessment fee. The City then goes on the market and buys water rights for that property. Cedar City's water portfolio is sufficient to provide for the residents in Cedar City. We know that cuts will be coming in 20-30 years that we're preparing for. We've implemented a strategy in water brought into the City by promoting conservation. If they're CC&Rs allow them to xeriscape, we encourage those communities so less water is being used. **Natalie:** The Mayor of St. George thought they were going to get the water from Lake Powell. What if they come looking for your water? **Tyler:** We have legally obtained water rights to access that nobody can get to. **Natalie:** In the Metaverse, they're buying property with NFT's. What will you do in there? They're acting as a real world online and eventually they purchase them. My home has been purchased through the Metaverse by someone else. Does that not show you that something's happening on your planet?

Adam closed the public hearing.

Craig motions for a positive recommendation for the zone change at Iron Horse RDO Pod 5, from RA to RE; Jennie seconds; all in favor for unanimous vote.

CITY ITEMS

1. PUBLIC HEARING

Ordinance -Text Amendment to Section 26-III-21 regarding
Recreational Vehicles Sales in Commercial Zones.
(Recommendation)

Donald Boudreau

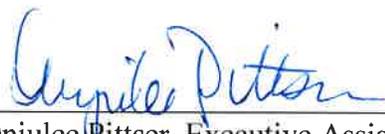
Don: There was an applicant that approached staff with a new business of zoning trailers. We went through the ordinance, and it stated that you are not allowed to sell in CC or HS zone. Only in the I&M-1 zone. The need to have things for sale. That's a piece of our listed uses. Recreational sales.

Jennie: What does P stand for? **Don:** Permitted. **Craig:** It seems logical to have the automobile dealerships and other trailer sales companies on Main, and to not allow him to put one there isn't right. I don't think we'll have trailer sales from one end of Main Street to the other if we allow this. **Don:** It is prohibited in the downtown area. This would allow large 5th wheels or small campers. **Adam:** What's considered downtown? Is it the historic district? **Don:** Anything in the downtown commercial zoning. **Craig:** How far North and South? **Don:** Anywhere from 200 N. to 200 S. **Adam:** Under that zone would Lunt Motors be allowed to operate a dealership there? **Don:** Yes. **Adam:** So, auto sales already there are permitted. **Tyler:** They'd be grandfathered in. **Don:** Auto sales new and used is a permitted use in downtown. **Jennie:** We need to have a discussion about updating the downtown zone.

Adam opened the public hearing. There were no comments. The public hearing was closed.

Craig motioned for a positive recommendation for the ordinance text amendment; Jennie seconds; all in favor for unanimous vote.

The meeting was adjourned at 5:35 p.m.


Onjulee Pittser, Executive Assistant

